

SPECIAL RELEASE

Construction Statistics from Approved Building Permits in TACLOBAN CITY: April 2025 (Preliminary Result)

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Approved Building Constructions in Tacloban City up to 45 in April 2025

The number of constructions from approved building permits in Tacloban City went up to 45 in April 2025. This indicates an annual increase of 136.84 percent from the 19 total number of constructions in the same month of 2024.

By type of construction, residential buildings reported the highest number of constructions at 21 or 46.67 percent of the total number of constructions in April 2025. This recorded an increase of 110.00 percent from April of the previous year's level of 10 constructions. Majority (90.48%) or 19 of the total residential constructions were single-type houses in Tacloban City.

Alteration and repair of existing structures recorded as the second highest in terms of number of constructions at 13 or 28.89 percent of the total number of constructions in April 2025.



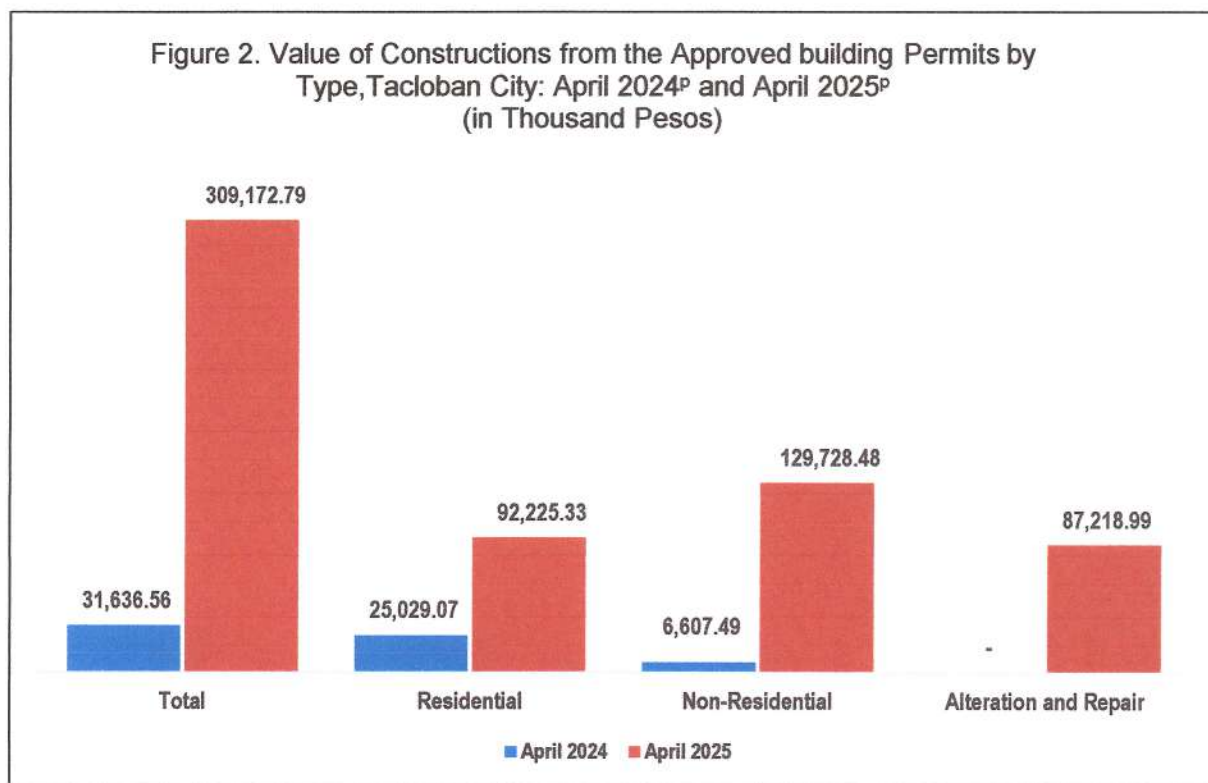
Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

Meanwhile, there were 11 non-residential constructions in April 2025 contributing 24.44 percent to the total number of constructions. This number inclined by 22.22 percent from 9 reported in the same month of 2024.

Non-residential buildings recorded the highest value of constructions

In April 2025, the total value of constructions in Tacloban City amounted to ₱309.17 million, reflecting an annual increase of 877.26 percent from the ₱31.64 million value of constructions posted in the same month of 2024.



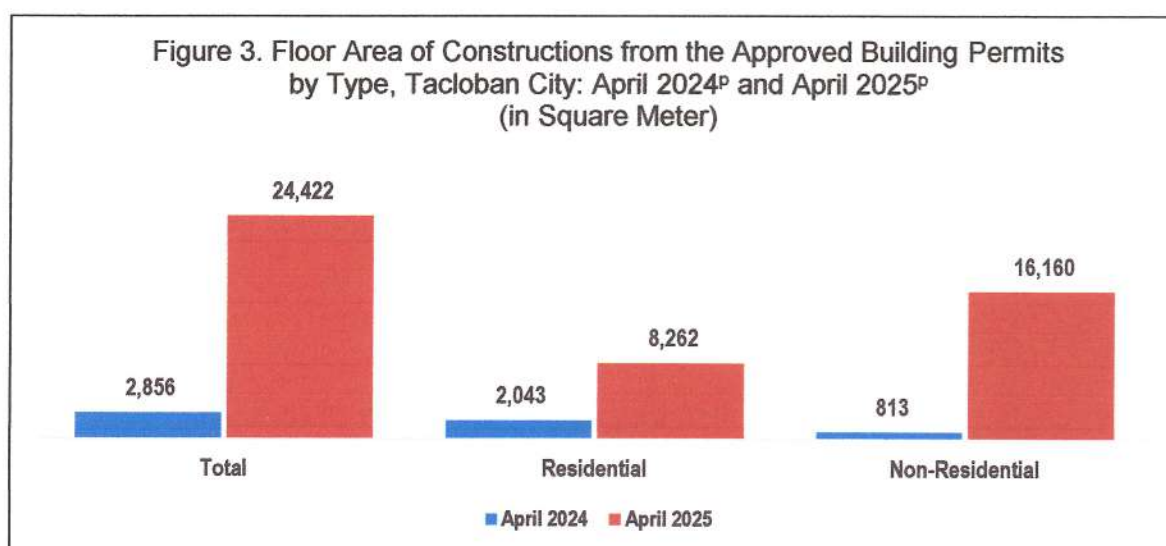
Non-residential building constructions valued at ₱129.73 million accounted the highest percentage share (41.96%) of Tacloban City's total value of constructions in April 2025. This indicates an annual increase of 1,863.35 percent from the ₱6.61 million construction value of non-residential buildings recorded in 2024. Among non-residential constructions, commercial-type buildings had the highest value of constructions at ₱105.64 million comprising 81.43 percent of the total value of non-residential construction in April 2025.

Meanwhile, the construction value of residential buildings in Tacloban City amounted to ₱92.23 million or 29.83 percent of the total construction value in April 2025. This translates an annual increment of 268.47 percent from the ₱25.03 billion value of constructions of residential buildings reported in the same month of 2024.

Non-residential buildings accounted for more than half of the total floor area of constructions

The total floor area of constructions in Tacloban City in April 2025 was recorded at 24,422 square meters. This excludes alteration and repair, other non-residential such as facade, helipad, niche, water tank, etc., and other constructions, which include demolition, street furniture, landscaping, and signboards, since there is no reported floor area for these types of constructions. The total floor area in April 2025 registered an annual increase of 755.11 percent from the recorded 2,856 square meters floor area in the same month of 2024.

Non-residential constructions in Tacloban City posted 16,160 square meters or 66.17 percent of the total floor area of constructions in April 2025. This reflects an annual increase of 1,887.70 percent from the recorded floor area of non-residential constructions at 813 square meters in the same month of 2024.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

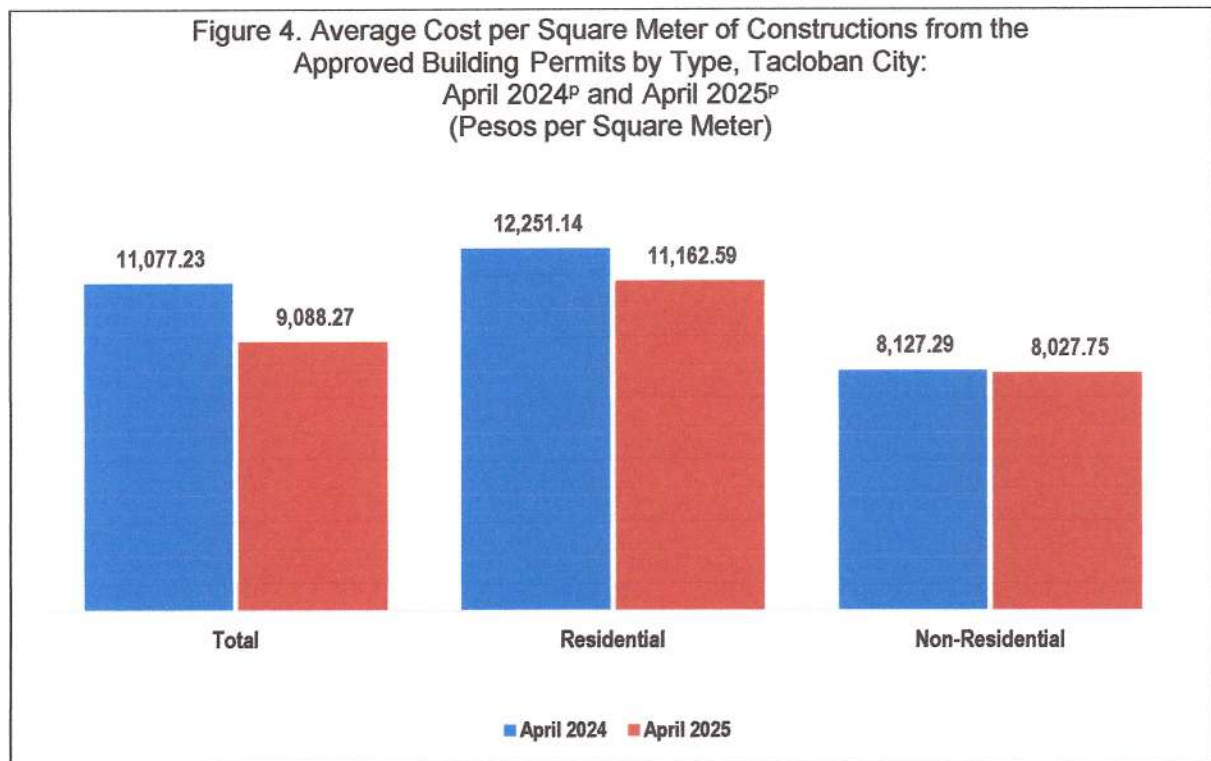
Meanwhile, residential constructions recorded 8,262 square meters or 33.83 percent of the total floor area of constructions in April 2025. It increased at an annual rate of 304.41 percent from April of the previous year's floor area of 2,043 square meters.

Residential buildings had the highest average cost of constructions

The average cost of constructions in Tacloban City in April 2025 was recorded at ₱9,088.27 per square meter. This was 17.96 percent lower than the average cost of ₱11,077.23 per square meter in 2024. Alteration and repair, other non-residential such as facade, helipad, niche, water tank, etc., and other constructions, which include demolition, street furniture, landscaping, and signboards, were excluded in the average cost of construction since there is no reported floor area for these types of construction.



Among the two types of constructions recorded, residential buildings had the highest average cost of ₱11,162.59 per square meter in April 2025. While the non-residential constructions costed ₱8,027.75 per square meter.



Note: - Zero

Source: Philippine Statistics Authority, Approved Building Permits

Apartment or accessoria residential constructions post a higher average cost comparing the two recorded residential-type constructions, posted at ₱11,981.29 per square meter. Meanwhile, single-house constructions posted an average cost of ₱11,101.58 per square meter in April 2025.

Across non-residential constructions, institutional buildings reported a higher average cost compared to the commercial buildings. The former posted an average cost of ₱8,375.09 per square meter, while the later posted average cost of ₱7,952.55 per square meter.

STATISTICAL TABLES

Table 1. Summary of Construction Statistics from Approved Building Permits in the City of Tacloban: April 2024 and April 2025

Type of Construction	2024 ^P	April 2025 ^P	
	Level	Level	Annual Growth Rate (percent)
Total			
Number	19	45	136.84
Floor Area (sq.m.)	2,856	24,422	755.11
Value (₱1,000.00)	31,636.56	309,172.79	877.26
Residential			
Number	10	21	110.00
Floor Area (sq.m.)	2,043	8,262	304.41
Value (₱1,000.00)	25,029.07	92,225.33	268.47
Non- Residential			
Number	9	11	22.22
Floor Area (sq.m.)	813	16,160	1,887.70
Value (₱1,000.00)	6,607.49	129,728.48	1,863.35
Addition			
Number	-	-	-
Floor Area (sq.m.)	-	-	-
Value (₱1,000.00)	-	-	-
Alteration and Repair			
Number		13	-
Value (₱1,000.00)	-	87,218.99	-
Other Construction			
Number	-	-	-
Value (₱1,000.00)	-	-	-

sq.m. – square meters

₱1,000.00 – in thousand pesos

p – preliminary

r – revised

Notes: Details of floor area and value may not add up to their respective totals due to rounding.

Other Construction include demolition, street furniture, landscaping, and signboard.

Source: Philippine Statistics Authority, Approved Building Permits



Table 2. Number, Floor Area and Value of Residential and Non-Residential Constructions by Type in the City of Tacloban: April 2024 and April 2025

TYPE OF CONSTRUCTION	April 2024 ^r			April 2025 ^p			Annual Growth Rate (in percent)		
	Number	Floor Area (sq.m.)	Value (in thousand pesos)	Number	Floor Area (sq.m.)	Value (in thousand pesos)	Number	Floor Area (sq.m.)	Value (in thousand pesos)
Residential	10	2,043	25,029.07	21	8,262	92,225.33	110.00	304.41	268.47
Single	10	2,043	25,029.07	19	7,689	85,360.04	90.00	276.36	241.04
Duplex	-	-	-	-	-	-	-	-	-
Apartment	-	-	-	2	573	6,865.28	-	-	-
Residential Condominium	-	-	-	-	-	-	-	-	-
Other Residential	-	-	-	-	-	-	-	-	-
Non-Residential	9	813	6,607.49	11	16,160	129,728.48	22.22	1,887.70	1,863.35
Commercial	9	813	6,607.49	8	13,284	105,641.73	-11.11	1,533.95	1,498.82
Industrial	-	-	-	-	-	-	-	-	-
Institutional	-	-	-	3	2,876	24,086.75	-	-	-
Other Non-Residential	-	-	-	-	-	-	-	-	-

sq.m. – square meters

₱1,000.00 – in thousand pesos

p – preliminary

r – revised

Notes: Details of floor area and value may not add up to their respective totals due to rounding.

Other Construction include demolition, street furniture, landscaping, and signboard.

Source: Philippine Statistics Authority, Approved Building Permits

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TECHNICAL NOTES

The definition of terms is adopted from the Revised and Updated IRR of the NBC.

Accesoria is a one or two-floor structure divided into several dwelling units, each dwelling unit having its own separate entrance from the outside.

Addition refers to any new construction which increases the height or area of an existing building/structure.

Agricultural buildings are buildings used to house livestock, plants, and agricultural products such as barns, poultry houses, piggeries, stables, greenhouses, and grain mills.

Alteration is a construction in a building/structure involving changes in the materials used, partitioning and location/size of openings, structural parts, existing utilities, and equipment but does not increase the overall area thereof.

Apartment is a structure, usually of two storeys, made up of independent living quarters, with independent entrances from internal walls and courts.

Building refers to any independent, free-standing structure comprised of one or more rooms or other spaces, covered by a roof and enclosed with external walls or dividing walls, which extend from the foundation to the roof.

Building permit is a written authorization granted by the LBO to an applicant allowing him to proceed with the construction of a specific project after plans, specifications, and other pertinent documents have been found to be in conformity with the NBC.

Commercial buildings refer to office buildings and all buildings which are intended for use primarily in wholesale, retail, and service trades; i.e., stores, hotels, restaurants, banks, disco houses, etc.

Construction refers to all on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities, machineries, and equipment of buildings/structures.

Conversion is a change in the use or occupancy of structure or any portion thereof, which has different requirements.

Duplex house is a structure intended for two households, with complete living facilities for each; it is a single structure divided into two dwelling units by a wall extending from the floor to the ceiling.

Floor area of building refers to the sum of the area of each floor of the building measured to the outer surface of the outer walls including the area of lobbies, cellars, elevator shafts, and all communal spaces in multi-dwellings. Areas of balconies are excluded.



Industrial buildings are buildings used to house the production, assembly, and warehousing activities of industrial establishments; i.e., factories, plants, mills, repair shops, machine shops, printing press, storage plants, electric generating plants.

Institutional buildings are buildings which primarily engaged in providing educational instructions and hospital/health care; ports, airports and other government buildings; i.e., schools, museums, libraries, sanitarium, churches, hospitals.

Non-residential building includes commercial, industrial, agricultural, and institutional buildings.

Other constructions are non-building structures which includes:

Demolitions refer to the systematic dismantling or destruction of a building / structure, in whole or in part.

Street furniture are street structures consisting of monuments, waiting sheds, benches, plant boxes, lampposts, electric poles, and telephone poles.

Other non-building constructions include cemetery structures, street furniture, waiting sheds, communication towers, etc.

Other residential construction consists of school or company staff houses, living quarters for drivers and maids, and guardhouses.

Renovation is any physical change made on structures to increase their value and quality.

Repair is a remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.

Residential building is a building for which its major parts or more than half of its gross floor area is built for dwelling purposes. This type of building can be of the single type, duplex, apartment and/or accessoria, and residential condominium.

Residential condominium is a structure, usually of several storeys, consisting of multiple dwelling units.

Single house is a complete structure intended for a single family or household, i.e., bungalow, 2-storey house, nipa hut, etc.

Total value of construction refers to the sum of the cost of building, electrical, mechanical, plumbing, and others. The value is derived from the approved building permit and represents the estimated value of the building or structure when completed.

